

BK 6278 PG 158

WARRANTY DEED
Joint Tenancy

Know all Persons by these Presents,

020990

That I, LORRAINE FERRARI, of 766 Mile Hill Road, New Sharon, County of Franklin, State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by MERLE TROTT, JR. AND JERI L. HUME-TROTT

**TRANSFER
TAX
PAID**

whose mailing address is 16 Alden Street #1
Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Merle Trott, Jr. and Jeri L. Hume-Trott

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the westerly line of Lloyd Road in said Waterville, five hundred (500) feet northerly from the intersection of the westerly line of Lloyd Road and the northerly line of Mayflower Hill Drive; thence northerly in the westerly line of Lloyd Road and at right angles with Mayflower Hill Drive one hundred (100) feet; thence westerly at a right angle with Lloyd Road and in a line parallel with Mayflower Hill Drive one hundred nine and six tenths (109.6') feet, more or less, to the westerly line of the property now or formerly of Merrill Trust Company; thence southerly in the said westerly line of Merrill Trust Company one hundred (100) feet, more or less; thence easterly in a line parallel with Mayflower Hill Drive one hundred eight (108) feet, more or less, to the point of beginning in the westerly line of said Lloyd Road.

Conveyance of the above described lot or parcel of land is made and taken by the grantees with the restrictions and limitations herein enumerated for themselves and the heirs and assigns of such survivor of them forever, for the benefit of Merrill Trust Company, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five

MOBS (3)

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(25) feet from the lot boundary on Lloyd Road and fifteen (15') feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than twelve thousand dollars (\$12,000.00) as of this day's value; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

Being all and the same premises conveyed by Patricia A. Reece to Lorraine Ferrari as described in a warranty deed recorded in the Kennebec County Registry of Deeds in Book 5592, Page 70.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MERLE TROTT, JR. AND JERI L. HUME-TROTT as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Lorraine Ferrari

xxx

husband/wife of the said

joining in this deed as Grantor and relinquishing and conveying all right, title and interest in the premises, have hereunto set my hand and seal this 17th day of the month of August 17, A.D. 2000.

Signed, Sealed and Delivered

in presence of

Paula F. Caughey

Lorraine Ferrari

State of Maine, County of Somerset

ss. August 17, 2000

Then personally appeared the above named Lorraine Ferrari

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Paula F. Caughey

PAULA F. CAUGHEY
NOTARY PUBLIC, MAINE

Notary Public
Attorney at Law

MY COMMISSION EXPIRES NOVEMBER 27, 2004

Printed Name, _____

RECEIVED KENNEBEC SS.

2000 AUG 21 AM 9:00

ATTEST: Norma Paul Mene Register of Deeds

